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CITY OF LA PUENTE

GENERAL PLAN HOUSING ELEMENT

JANUARY 1991



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I. INTRODUCTION

The Housing Element Revision

This revision of the Housing Element of the comprehensive General Plan for the City of La Puente has been undertaken in order to provide updated information for City officials, residents, and developers, and to comply with recent changes in State law governing Housing Element content.

In addition, the City of La Puente recognizes its obligation to provide adequate housing accommodations for all socio-economic segments of the community. The purpose of this document is to provide a public policy mechanism through which local officials, private groups and individuals may cooperate to guide the growth, development and improvement of the housing stock in the City of La Puente in full knowledge that they are working together toward a common comprehensive goal.

The City of La Puente has historically been a community of low- and moderate -income household. This fact is still present today based upon the following:

1. Approximately 45 percent of the City's labor force is unskilled labor, or employed in the construction trades.
2. The typical family size is approximately four (4) persons per household indicating that many homeowners are young, family oriented, and purchasing their first home.
3. The media price of a single-family detached dwelling in the City of La Puente is approximately 40 percent (40%) below the median housing price of Los Angeles County.
4. Approximately ten percent (10%) of the City's existing housing stock is subsidized by a governmental program.

Thus, because of the nature of the community, briefly described above and in greater detail throught the remainder of this document, affordable housing as defined is readily alvailable in the City of La Puente.

Government Code Requirements

California Government Code Section 65580 requires local governmental agencies to review and revise its housing needs to be consistent with the goals and objectives of the Land Use Element and in accordance with state mandates. The State Legislature's policy finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low-and moderate-income household requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

The Housing Element Defined

The "Housing Element" quite simply means the Housing Element of a community's General Plan which identifies and analyses the existing and projected housing needs of the community. It contains a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. It identifies adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and makes adequate provisions for the existing and projected needs of all economic segments of the community to include the elderly and homeless.

Public Participation

It is the policy of the City of La Puente to meet, and in most cases surpass, State statutory requirements regarding public participation and to provide for full involvement by the citizens in planning, development, and implementation of all aspects of community policy development. The City will hold workshops with interested citizen groups, the City Council and Planning Commission to comment on the proposed Housing Element. At a later date, the Planning Commission and the City Council will again review the revised Housing Element, this time for adoption.

II. DEMOGRAPHIC CHARACTERISTICS

Trends and Projections

Census data has always been an important source of demographic information for the City and La Puente's Housing Element. Unfortunately, this update will be written at a time when all available census information is obsolete. Therefore, the demographic data in this update will come from an assortment of sources.

Since 1985, the City of La Puente has experienced an increase in population of 6 percent, to 34,166 as of January 1, 1990. This increase can be attributed to the development of new multi-family housing and a slight upturn in the average household size, which is currently 3.8 persons per household. Table 1 presents La Puente's current population characteristics and trends since 1985.

A factor that directly affects population growth is the availability of land for housing. Vacant land to support new residential development comprises less than one percent of the City's total land area. The last large vacant parcel of 23.73 acres was recently developed with 146 single-family dwelling units. Because of the lack of vacant land, the City's population is only expected to increase slightly during the next five years, given current trends and positive economic climate. Additionally, vacancy rates will not change

significantly because of the increasing demand for decent and affordable housing. Based on the Regional Growth Forecasts developed by the Southern California Association of Governments (SCAG) for the East San Gabriel Valley subregion and the City's Planning Department, the City's population is projected to increase (minus vacancy factors) by five percent during the next four years, to an estimated 35,874 in 1994.

TABLE 1
CITY OF LA PUENTE
HOUSING AND POPULATION CHARACTERISTICS

YEAR	POPULATION		TOTAL	HOUSING UNITS			PERCENT VACANT
	TOTAL	HOUSEHOLDS		S/F	M/F	MOBILE	
1985	32,877	32,875	8,783	6,291	2,432	60	2.00
1986	33,178	33,174	8,787	6,280	2,447	60	1.52
1987	33,409	33,405	8,835	6,274	2,501	60	1.68
1988	33,526	33,522	8,966	6,272	2,630	60	2.52
1989	33,549	33,543	9,077	6,280	2,737	60	2.52
1990	34,166	34,158	9,285	6,396	2,769	60	2.49

Source: California State Department of Finance

The population projections were compared to projections based on the maximum buildout of the existing General Plan. It should be clearly understood that this maximum buildout potential is based on the assumption that all property owners would agree to develop their property. With this assumption, the City could anticipate a maximum buildout of 10,715 dwelling units and a population of 40,717 by the year 2010 (Land Use Element dated April 1988).

Understanding that this figure was idealistic, Staff initiated a detailed inventory of the underdeveloped properties in La Puente. The study examined the likelihood and practicality of each property ever becoming developed. Using this inventory, a more realistic maximum buildout figure of 9,950 units and a 37,810 population was established.

The comparison of these projections support the belief that in the short-run (the next five years) La Puente does have the ability to provide housing for its citizens. After this period, the City's decision makers will have to decide whether to allow for more growth via General Plan Amendments, etc., or simply shut the door to additional growth.

Population Characteristics

In the 1970's, minorities comprised 51.3 percent of the City's population with the predominant ethnic group being individuals of Hispanic origin. Since 1970, however, La Puente's ethnic composition has shifted considerably. The 1980 census shows that minorities comprise 70 percent of the population, with the major change being the decrease

in the number of individuals of Caucasian origin and the increase in the number of individuals of Hispanic origin. This trend seems to be continuing as we enter into the 1990's. The unofficial results of the 1990 census indicates Hispanics comprising over 75 percent of the population.

TABLE 2
CITY OF LA PUENTE
POPULATION CHARACTERISTICS

	<u>1980</u>		<u>1990</u>		<u>1994</u>	
<u>POPULATION</u>	30,882		34,166		35,874	
<u>AVERAGE HOUSEHOLD SIZE</u>	3.69		3.8		3.8	

<u>RACE/ETHNICITY</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
White	9,297	30.1	4,954	14.5	2,188	6.1
Black	1,168	3.8	1,606	4.7	1,794	5.0
Amer. Ind.	268	0.9	-		-	
Asian	858	2.8	1,674	4.9	2,762	7.7
Other	238	0.9	307	0.9	530	1.2
Hispanic	19,291	62.5	25,625	75	28,699	80

<u>AGE CHARACTERISTICS</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
0-17	12,082	39.1	10,591	31	-	
18-44	15,365	45	15,365		-	
45-64	17,417	56.4	5,808	17	-	
56+	1,383	4.5	2,392	7	-	

SOURCES: 1980 U. S. Census
1990 U. S. Census (Estimates)
City of La Puente Planning Department

NOTE: Race/Ethnicity characteristics percentages do not sum to 100% because persons of Hispanic origin are included in several racial groups.

The age structure of the population has also changed significantly from 1980 to 1990. La Puente has traditionally been a city of young families with school age children. In 1970, 50.1 percent of the population was under 19 years of age, while only 2.7 percent was over

65. In 1980, 39.1 percent were under 19 and 4.5 percent over 65. School district enrollment figures also indicate that the City has a declining school age population. The Hacienda-La Puente Unified School District expected a slight decrease of about three percent in enrollment through 1984 and then a leveling off at that plateau. Table 2 shows the City's age breakdown for 1980, 1990 and estimates for 1994.

Employment Characteristics

One factor that can contribute to an increase in housing demand in an area is an expansion of the employment base. Most households prefer to live near their member's places of employment. The City of La Puente is a residential bedroom community and employment opportunities within the City are limited to primarily commercial and small manufacturing operations. The neighboring City of Industry is the employment center for the region.

Since the City is 99 percent developed, there is little vacant commercial or industrially zoned land. Most of the existing vacant land has already been planned for residential development. As a result, employment opportunities in La Puente are not expected to grow significantly over the next five years.

Table 3 shows the occupation types of La Puente residents. All occupation groups and industries are represented within the City with manufacturing and service industry employment predominating.

TABLE 3
CITY OF LA PUENTE
OCCUPATION OF EMPLOYED PERSONS

1980

<u>OCCUPATION GROUP</u>	<u>1980</u>	<u>1990 *</u>	<u>PERCENT</u>
Professional Technical	1,563	1,735	12.1
Farming, Forestry & Fishing	173	192	1.4
Manager & Administrator (except Farm)	610	677	4.8
Clerical and Related Occupations	2,126	2,360	16.6
Craftsmen, Foreman, Operatives	5,872	6,518	45.8
Laborer (except Farm)	966	1,072	7.5
Service	<u>1,510</u>	<u>1,676</u>	<u>11.8</u>
TOTAL	12,820	14,230	100.0

* City of La Puente Planning Department Estimates

SOURCE: 1980 U. S. Census

III. HOUSEHOLD CHARACTERISTICS

Household Size/Overcrowding

The United States Bureau of the Census defines the term "household" as all persons occupying a dwelling unit whether or not they are related. A household is considered the primary economic unit. For this reason, it is important to understand the special characteristics of La Puente's households and how they relate to the area's housing needs.

Table 1 presents a profile of household in La Puente for 1985 to 1990. This information was compiled from California Department of Finance Reports. In 1989, La Puente had 9,077 occupied households which is a 8.6 percent increase over the 8,359 household in 1980. The average household size in 1989 was 3.79 compared to 3.84 in 1988 and 3.69 in 1980. Over the past fifteen years, a decrease in household size was a typical phenomenon throughout Los Angeles County. Recently, certain areas such as La Puente have experienced a slight increase in household size due to new house mate arrangements and the increased popularity of parenthood. In addition, many first time home buyers are now having families. La Puente is primarily a residential community and has a higher proportion of large families than is typical for the Los Angeles area. Based on our calculations in 1988, 2,195 families, or 25 percent, had five or more family members. These households require larger units in order to avoid overcrowding which is defined as 1.01 or more persons per room. Based upon this definition, 15 percent of the households in La Puente were overcrowded in 1988.

Special Needs

Households with special needs include: low income, large-family, elderly, handicapped, and those with female heads. The elderly and handicapped may need specially modified dwelling units in order to function independently. Since women continue to earn less than men on the average, households with female heads are more likely to be economically disadvantaged.

Household Income

The most important factor which affects the ability of households to obtain adequate housing is income. Table 4 presents Household Income Characteristics for 1980 and 1990. In 1980 the median income of household in La Puente was slightly below that for the County (\$18,314 in La Puente as opposed to \$21,135 for the County). In calculating the figures for 1988 and 1990, La Puente households continue to be behind the County (\$24,230 for La Puente as compared to \$27,963 for the County, 1988) and (\$32,921 for La Puente as compared to \$38,900 for the County, 1990). As a result, many La Puente households have trouble keeping pace with the rising cost of housing.

Overpayment and Needs Assessment

The most recent Regional Housing Allocation Model (RHAM) prepared by SCAG indicated that 1,621 low income La Puente households are paying more than 30 percent of their income for housing. Since 64 percent of the housing in La Puente is owner-occupied, some of these people who are paying more than 30 percent of their income for housing may have chosen to do so in order to get on the first rung of the equity ladder or in order to take out loans to improve their homes. More specifically, 544 lower income owners are overpaying and 1,077 lower income renters are overpaying as of January 1, 1988. The City's updated Housing Element will be designed to target these low income renters. Table 5 presents the City's five year housing need assessment. Both "official" and "advised"

numbers are shown. The numbers clearly indicate the City's ability to attain its housing goals and objectives. In the last 1-1/2 years, need assessment figures have been reduced by 48 percent. Low income housing needs will be further reduced by several projects and programs in place or proposed. These programs will be discussed in the housing objectives section of the report.

TABLE 4
CITY OF LA PUENTE
HOUSEHOLD INCOME CHARACTERISTICS
1980-1990

	<u>1980</u>	<u>1990</u>
REGIONAL MEDIAN INCOME	\$21,135	\$38,900
LA PUENTE MEDIAN INCOME	\$18,314	\$32,921
VERY LOW INCOME	1,869 (22.1%)	N/A
LOW INCOME	1,446 (17.2%)	N/A
MODERATE INCOME	2,664 (31.6%)	N/A
UPPER INCOME	2,451 (29.1%)	N/A
SOURCES:	1980 U. S. Census 1990 U. S. Census	
NOTE:	Very Low Income = Households earning less than 50% of the regional median income. Low Income = Households earning between 50% and 80% of the regional median income. Moderate Income = Households earning between 80% and 120% of the regional median income. Upper Income = Households earning over 120% of the regional median income.	

IV. HOUSING STOCK CHARACTERISTICS

Housing Types/Availability

There are two major factors which define the housing problems of the community. The first factor is the characteristics of the household which include age of head of household, household size, and household income, handicapped status, and sex of head of household. This determines what type of housing they need. The second factor is the type of housing available. The gap between the needs of the population and the type of housing available creates housing problems. Households which pay substantially more than 25 percent of their income for housing often cannot afford to adequately maintain their dwelling unit. This can result in deterioration of the existing housing stock. Table 6 summarizes housing stock characteristics.

As reported in the City's Housing Element in 1984, there were 8,851 dwelling units in the City with approximately 6,107 single-family units (69 percent), and 2,669 multi-family units (30.4 percent). Since January 1, 1985, a total of 540 new units have been constructed, with the majority (61 percent) being multi-family dwellings. The 1984 split between owners and renters (64 percent owners and 32 percent renters) has not changed appreciably. Because of the lack of vacant land, the majority of new units are small, attached condominiums. These units, although not the American dream for many, are at least priced at a level that many citizens of La Puente can afford. Therefore, the City of La Puente is expected to continue to provide ownership opportunities for first time home buyers and as a result, the housing stock will remain predominantly owner-occupied.

TABLE 5
CITY OF LA PUENTE
HOUSING NEED ASSESSMENT

Income Group	New Construction Need	Units Added 7/89 to 12/89	Units Added Reporting Year 1990	Remaining Construction Need
(Official RHNP)				
Very Low	78	0	0	78
Low	86	0	0	86
Moderate	90	26	27	37
Above Moderate	179	132	25	22
Total	433	158	52	223
(Advisory RHNP)				
Very Low	66	0	0	66
Low	73	0	0	73
Moderate	76	26	27	23
Above Moderate	151	132	25	0
Total	366	158	52	162

Source: SCAG RHAM dated December 1988

TABLE 6
HOUSING STOCK CHARACTERISTICS

	1980		1984		1990	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
<u>DWELLING UNITS</u>						
Single-Family	6,093	70.7	6,107	69.0	6,396	69.3
Multiple-Family	2,447	28.4	2,669	30.4	2,769	30.0
Mobile Homes	75	0.9	75	.6	60	.6
TOTAL	8,615		8,851		9,225	
<u>TENURE</u>						
Owner-occupied	5,440	63.30	5,700	64.40	5,904	64.0
Renter-occupied	2,919	33.90	2,859	32.30	3,044	33.5
Vacancy Rate	241	2.80	292	3.30	230	2.5
<u>AGE OF DWELLING UNIT</u>						
Before 1950	685	7.97	685	7.74	664	7.0
1950 - 1959	4,727	54.97	4,727	53.40	4,708	51.0
1960 - 1969	2,204	25.63	2,204	24.90	2,204	24.0
1970+	984	11.44	1,235	13.96	1,649	18.0
<u>MEDIAN VALUE</u>	\$63,400		\$73,544		\$156,000 detached house \$124,000 condo	

SOURCES: 1980 U. S. Census
State Department of Finance
Los Angeles County Building and Safety Division
City of La Puente Planning Department

The housing stock in the City of La Puente is comparatively new. The 1980 census indicated that only 685 units, or 8.0 percent, were built before 1950. As a result, the housing stock is in comparatively good condition. As per City of La Puente Community Development Housing Assistance Plan, on October 15, 1988, only 75 dwelling units were considered substandard. Of this total, 50 were owner-occupied and 25 were renter-occupied.

As the housing stock ages, it is likely that more units will need some rehabilitation. Older housing units are generally not insulated and, thus, may cost more to heat and cool. In addition, units which are overcrowded experience more wear and tear and may require repairs sooner than average. The City of La Puente has an aggressive housing rehabilitation program to address these needs.

V. HOUSING CONSTRAINTS

Despite the fact that the City of La Puente recognizes the need for decent, affordable housing for all its residents, this goal is not easy to achieve. There are several factors which operate to constrain the production of dwelling units that are affordable to low and moderate income households. These factors can be divided into physical constraints (existing land uses), the economics of the construction industry, and governmental regulations which may impact the cost and amount of housing produced.

Existing City Land Uses

The City of La Puente, as incorporated in August 1956, has not changed significantly since the date of incorporation. La Puente's total planning area today, consists of 3.5 square miles of land area, or 2,228 acres. The City has currently twelve land use classifications that can be categorized into four major categories of residential, commercial/industrial, public/quasi-public, and institutional.

The predominant land use within the City of La Puente is residential comprising of approximately 70 percent of the City's total land area. Other percentage of land area per category are; commercial/industrial, approximately nine percent; the public/quasi-public land area, approximately nine percent; institutional land uses, made up of public/private schools and churches, make up approximately eleven percent of the City. The City currently has vacant or undeveloped property of less than one percent of the total land area of the City.

Residential Development

The City's Multiple Family Land Use Classification of the General Plan comprises of only seven percent of the total land area of the City. The California Department of Finance Demographic Research Unit as of January 1, 1990, indicates the City of La Puente has 9,225 total dwelling units. Of the total, 6,396, or 69 percent, of the units were single-family; 2,194, or 30 percent, were multiple-family housing units. The remaining one percent or less comprises of mobile homes. The Land Use Analysis clearly shows that the single-family land use classification takes up the largest amount of land area in the City.

From January 1, 1990 to January 8, 1991, the City Development Review Board and City Council have approved 62 new dwelling units for construction. The number of units approved within the 1990 calendar year increased the City's housing stock less than one percent (see Table 7).

TABLE 7
CITY OF LA PUENTE
RESIDENTIAL DEVELOPMENT

Annual Yr.	Apartments	Condos	Single-Family	Duplex	Total
1990	0	13	60	6	79
1989	38	0	103	10	151
1988	71	32	27	0	130
1987	57	22	9	4	92
1986	50	0	2	12	64
1985	14	0	4	6	24
1984	14	46	2	0	62
1983	0	126	7	0	133
1982	0	40	5	0	45
1981	1	6	0	4	11
1980	3	15	4	0	22
1979	57	0	59	2	118
1978	177	0	61	0	238

Multiple Family Buildout Potential

To assist in the revision of the Housing Element, the City of La Puente initiated a comprehensive analysis of its residential land uses. The Land Use Analysis has taken the following issues into consideration in identifying potential buildout.

1. Properties that have had plans submitted for approval (Development Plan Application and/or Parcel/Tract Map Applications) have not been included in the analysis of potential buildout.
2. Properties that are master planned for multiple-family land uses which will not realistically be developed given existing conditions have not been included in the analysis.
3. The analysis does not take into consideration any potential change in land use designation to a Multiple-Family General Plan land use classification.

In reviewing the development potential throughout the City, Staff has identified seven areas where growth might occur. The attached maps entitled Multiple Family Buildout Potential and General Plan Study Areas A thru G, identify on a lot specific basis potential development. Each area has been looked at from the perspective of the potential development in conjunction with either the removal of existing buildings and/or development around the existing structure. Table 8 identifies the buildout potential in each of the seven areas with respect to the four multiple-family land use classifications of the General Plan. The City can look at approximately 1.5 million square feet of buildable land area to generate a total net dwelling unit potential of 704 units. The development of these units are scattered throughout the various zones and land use classifications as identified on the specific maps Figures 1-10.

Staff has also included specific maps identifying existing land uses and existing zoning classifications for areas A thru G (Figures 11-17). By reviewing these maps one can clearly understand that future housing growth will be in the form of multiple-family housing. Even with the lower density zoning classifications, small lot sizes will require

higher densities. Because of this, all multiple-family land use classifications will be used in providing low and moderate income housing opportunities.

To summarize the development potential of the City, Staff is of the opinion that approximately 725 new dwelling units would be generated if full implementation of the Land Use Element would occur. Of this total, approximately 704 units would be multi-family units with the remaining 21 units anticipated to be single-family units.

TABLE 8
CITY OF LA PUENTE
BUILDOUT POTENTIAL

General Plan Study Areas	Multi-Family Very Low Density Land Area	Net Units	Multi-Family Low Density Land Area	Net Units	Multi-Family Medium Density Land Area	Net Units	Multi-Family High Density Land Area	Net Units	Total Land Per Study Area	Total Units Per Area
A	39,280 SF	5	275,900 SF	73	112,185 SF	36	46,760 SF	24	474,125 SF	138
B	N/A		51,800 SF	12	304,456 SF	90	N/A		356,256 SF	102
C	229,137 SF	45	346,300 SF	103	21,824 SF	7	95,732 SF	46	692,993 SF	201
D	N/A		560,828 SF	130	N/A		N/A		560,828 SF	130
E	N/A		135,209 SF	25	N/A		N/A		135,209 SF	25
F	N/A				253,208 SF	81	44,778 SF	23	297,986 SF	104
G	N/A		16,930 SF	4	N/A		N/A		16,930 SF	4
TOTALS	268,417 SF	50	1,386,967 SF	347	691,673 SF	214	187,270 SF	93	2,534,327	704

It should be noted that there are other provisions within the City's General Plan and zoning laws that would allow development to occur in other areas that are not easily identifiable. For example, the City has an accessory apartment ordinance that allows for the placement of a second unit on a single-family lot when certain conditions exist and an Unclassified Use Permit is obtained. This ordinance was implemented as required by State law.

Other potential development of residential projects that cannot be ascertained at this time are senior citizen housing developments. The City of La Puente has recently approved (August 1988) a 95 unit senior citizen complex at the west end of town in the commercial zone. The City's General Plan and zoning laws allow for senior citizen housing projects under certain conditions within a General Commercial Land Use Classification. Therefore, any additional senior citizen housing projects would have to obtain a special entitlement for the development, but it is difficult at this time for Staff to determine if such additional applications would be submitted for approval.

Market Constraints

The cost of all housing rose between 1985 and 1988 as the cost of each component rose. These major components of housing cost are: land, labor, materials, financing, overhead, and profit. Each cost will vary significantly depending on the location of the development and the type of dwelling being built. As elsewhere in Los Angeles County, land costs have sky rocketed and now is usually the largest single factor in housing costs.

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct than single family housing. There is a wide variation within each type depending on the size of each unit and the number and quality amenities offered. Table 9 presents the average cost of a home within the City of La Puente.

TABLE 9
CITY OF LA PUENTE
AVERAGE HOUSING COST

<u>TIME PERIOD</u>	<u>CONDOMINIUM</u>	<u>SINGLE FAMILY</u>
July 1987	\$ 84,990	\$122,950
November 1988	97,900	164,900
March 1989	105,000	182,000
December 1990	124,000	156,228 *

* Includes small lot subdivisions

SOURCE: Century 21 Realty, Gladstone Holmes Inc.,
Board of Realtors

Governmental Constraints

The City's permit processing procedures and fees do not present a significant constraint on development. Table 10 contains the City's fee schedule, Table 11 a matrix of the City's Residential Development Standards and Table 12, the City's Residential Parking Standards.

A survey conducted by City Staff of 15 neighboring jurisdictions revealed that La Puente processes permits in a timely manner and has permit fees which are substantially lower than the average.

Land use entitlements such as zone changes, tract maps, and unclassified use permits, excluding environmental impact reports, are processed within 60 to 90 days. Design review approvals within 30 days and building permits are issued within 8 to 12 weeks. This compares to Los Angeles County and several other local agencies that commonly required 9 to 12 months for a basic land use entitlement. The City of La Puente does not charge for design review approvals and fees for land use entitlements are generally 50% less than that of surrounding jurisdictions.

As mentioned earlier, the City's General Plan can accommodate 725 new dwelling units. Of this total, 97% will be multi-family housing which generally lends itself to more affordable housing. To emphasize, the City's growth will be in affordable housing not large, expensive tract homes.

In addition, in December of 1985, the City Council approved a Zone Code Amendment (ZCA-49) which allows an accessory apartment on existing lots zoned for single-family residential use. This amendment was established in response to Senate Bill 1534 which made it mandatory for cities to allow secondary "housing units" on single-family residential lots. All accessory apartments approved thru this amendment are required to meet the Bureau of Census definition of a housing unit.

Clearly, the City of La Puente has established an environment that is conducive to achieving its development goals and objectives.

With respect to the foregoing analysis, the following conclusions regarding housing development can be made:

1. The City has not changed significantly since it was incorporated in August 1956.
2. La Puente is primarily a residential community.
3. Ninety-three percent of all housing units were constructed after 1950. The majority of the housing stock is in sound condition.
4. The average density of residential land is approximately six (6) dwelling units per acre.
5. The household size in La Puente is higher than the average for the entire Los Angeles County area. La Puente has an average household size of 3.8 persons compared to 2.62 for Los Angeles County.
6. La Puente is a stable, residential community with the majority of housing being owner-occupied.

7. There is a lack of vacant, developable land in La Puente.
8. The City has not actively pursued annexing unincorporated areas adjacent to the City limits as there would be no fiscal benefit to the City.

TABLE 10
CITY OF LA PUENTE
ZONING AND SUBDIVISION PROCESSING FEES

<u>Zoning</u>	<u>City of La Puente Processing Fees</u>	<u>Average Other Cities</u>
Variance	\$75.00 plus \$10.00 for each parcel in excess of one	N/A
Unclassified Use Permits	\$100.00 plus \$10.00 for each parcel in excess of one.	\$482
Zone Changes	\$100.00	\$662
<u>Subdivisions</u>		
Tentative Tract Maps	\$400.00 plus \$10.00 per each unit/or lot	\$787
Tentative Parcel Maps	\$200.00 plus \$10.00 per each unit/or lot	\$787
Final Tract/Parcel Map	\$25.00 per lot or unit	
<u>Plan Review</u>		
Commercial building plan review (new additions)	No Charge	N/A*
Multiple-family building plan review (new and additions)	No Charge	N/A*

* Could not average due to the variation of fee schedules.

TABLE 11

**CITY OF LA PUENTE
MINIMUM RESIDENTIAL DEVELOPMENT STANDARDS**

15900 Main Street La Puente, CA 91744 818) 330-4511		PLD *	R-1	RS	RE	RVL	R-2	R-3	R-4
LOT	Area	15,000	6,000	8,500	10,000	7,920	6,000	12,000	15,000
	Width	20'	60'	70'	80'	60'	60'	60'	60'
	Depth	50'	100'	100'	125'	N/A	N/A	N/A	N/A
	Area per dwelling unit	3,000	6,000	7,500	10,000	3,960	3,000	2,420	1,475
	Coverage	30%	40%	40%	35%	45%	45%	50%	50%
SETBACKS	Building Height Maximum	35 & 2 stories	"	"	"	"	"	"	"
	Front	N/A	20'	20'	20'	20'	20'	20'	15'
	Side ** (1st Floor)	N/A	5'	10% ***	10% ***	5'	5'	5'	5'
	Side ** (2nd Floor)	N/A	5'	10% ***	10% ***	15'	15'	15'	15'
	Rear (1 story)	N/A	10'	10'	10'	10'	10'	10'	10'
	Rear (2 story)	N/A	15'	15'	15'	15'	15'	15'	15'
DWELLING UNITS	Single-Family	1,000	1,250	1,400	1,550	1,000	1,000	1,000	1,000
	2nd story)	N/A	50% of 1st flr	50% of 1st flr	50% of 1st flr	50% of 1st flr	50% of 1st flr	N/A	N/A
	Two-Family Duplex	N/A	N/A	N/A	N/A	850	850	850	850
	One-bedroom apartment (Net)	N/A	N/A	N/A	N/A	N/A	650	650	650
	Two-bedroom apartments	N/A	N/A	N/A	N/A	N/A	750	750	750
	Bachelor apartments	N/A	N/A	N/A	N/A	N/A	450	450	450
	Each bedroom in excess of two	N/A	N/A	N/A	N/A	N/A	70	70	70
OPEN SPACE	Per bedroom ****	(per unit) 200	N/A	N/A	N/A	100	100	100	100
	Minimum dimensions	10'	N/A	N/A	N/A	10'	10'	10'	10'
	Minimum dimensions for balcony	N/A	N/A	N/A	N/A	7'	7'	7'	7'
	Distance from property line (Balcony)	N/A	N/A	N/A	N/A	15'	15'	15'	15'
PRIVACY STANDARDS	Distance from opposing window	N/A	N/A	N/A	N/A	20'	20'	20'	20'
	From pedestrian corridor	N/A	N/A	N/A	N/A	5'	5'	5'	5'
	(2nd Floor) From side property line	N/A	N/A	N/A	N/A	15'	15'	15'	15'
	From rear property line	N/A	N/A	N/A	N/A	15'	15'	15'	15'

TABLE 12
CITY OF LA PUENTE
DEVELOPMENT STANDARDS FOR LA PUENTE
RESIDENTIAL OFF-STREET PARKING REGULATIONS

RESIDENTIAL USES		PARKING SPACES	
		Garage or Carport	Open Parking
One-Family Dwelling		2	
Bachelor Apartment		1	1/2
One-bedroom Apartment		1	1/2
Two or lMore Bedroom Apartments		2	1/2
Apartments containing eight (8)		1 open quest parking for each 8 units	
Mobile Home and Trailer Parks			2
PLUS		1 open guest parking for each 2 units	
Covered Parking Space (Carport)			
Width	10'-0"		
Length	20'-0"		

VI. 1985 HOUSING ELEMENT ACCOMPLISHMENTS

The City of La Puente has made major progress towards meeting the housing needs of its residents. Many goals that had been set in the 1985 Housing Element have been accomplished. The following outlines these goals and accomplishments:

1. Rehabilitation of 75 units of substandard housing by February 1990, using code enforcement and housing rehabilitation programs.

As of January 1991, 86 substandard units have been rehabilitated. Financial support totalled \$431,000 and ranged from \$3,000 to \$14,000 per unit. Even with these accomplishments, the waiting period for this type of assistance is running around one year.

2. Loss of less than 2 percent of the existing rental stock to condominium or cooperative ownership conversions.

To date, the City has not had any rental stock converted to condominiums.

3. Assistance of an additional 200 households through the Section 8 existing rental assistance program.

The City will continue to contract with the Los Angeles County Housing Authority for implementation of the Section 8 Existing Rental Subsidy program. The City currently has 367 total units participating in the program. Of that total, 172 units are elderly households, 54 small family households and 141 large family households. In addition, approximately 640 multiple-family units are subsidized in one way or another for low and moderate income persons.

4. Construction of 300 new affordable units in the City. Approximately 50 of these units have been included in the California Housing Financing Agency revenue bond issue to produce home ownership opportunities for first time buyers.

As of February 1, 1991, 541 residential dwelling units have been built. Of this total, 301 units (80 condominiums and 222 single-family homes) were built for sale...the remainder for rent.

Various General Plan and Zone Code Amendments have been initiated since the 1985 Housing Element was adopted. These amendments are designed to indirectly provide additional housing opportunities. In December of 1985, the City Council approved an amendment (ZCA-49) which allows an accessory apartment on existing lots zoned for single-family residential use (see Ordinance No. 546 as Exhibit "A" attached).

In September of 1988, the City Council also approved a General Plan Amendment (GPA-15-88) which allows senior citizen housing complexes in the Neighborhood Commercial and General Commercial Land Use classifications. At the same time an amendment creating regulations for development of Senior Citizen complexes was approved. These standards are intended to provide a greater flexibility in design of Senior Citizen projects and, due to the unique needs of senior citizens, a more creative and efficient use of the land. Therefore, these amendments should increase the amount and reduce the cost of housing available for senior citizens (see Ordinance No. 593 as Exhibit "B" attached).

In August of 1989, the City Council granted final approval of Specific Plan No. 88-1, which will allow a senior citizen complex to be constructed at 13712 Sunkist Drive. The complex will contain 94 apartment units for seniors and one (1) apartment for a manager.

VII. IDENTIFIABLE NEEDS

As previous sections have discussed, the City of La Puente is not expected to change significantly within the next five years. The City's housing characteristics and land area for potential residential development sets forth a challenge to the local officials who must be aware of the needs of the community at large, as well as the constraints. Furthermore, mandates of the State of California must be a focus of the City officials to prepare a balanced and equitable Housing Element.

On such basis, the following primary needs must be incorporated into the City's Housing Element:

1. Housing Production

The City, recognizing the need for a diversified housing mix which includes homes for ownership and rent; homes for the special needy such as the handicapped, seniors, large families, female head of household, the homeless and emergency shelters.

In addition, the need to be energy efficient when constructing new units is necessary in today's environment. The use of diminishing resources of oil, gas, and water must be reduced and programs to replenish such resources needs to be part of the policies of the City. Providing jobs within the City of La Puente should also be part of the City's attempt to reduce the consumption of unrennewable resources.

Finally to keep available to those who need it, low and moderate income housing. A number of Federally subsidized housing complexes will not be subject to subsidy contracts. These housing complexes play a vital role in providing housing to the disadvantaged. Thus, the need to maintain the housing units and provide production of new units.

2. Maintenance of Existing Housing

As discussed, the City's housing stock is relatively new. However as time passes, such housing requires repair and sometimes major rehabilitation. The Cities must be cognizant of such factors that would tend to allow neighborhoods to decay and take action to avoid long-term maintenance problems leading to the devaluation of housing stock.

The City of La Puente recognizes this need and maintains aggressive code enforcement and community rehabilitation programs. These programs assure that the City's adopted Building code (the Los Angeles County Uniform Building Code) is strictly adhered to and maintained.

In addition, the City of La Puente, in agreement with Government Code Section 65583, will preserve "assisted housing developments" thru various methods. The City contains two projects with conversion potential.

1. La Villa Puente Apartments located at 17351 East Main Street contains 121 units, all of which receive FHA assistance and 119 units receive Section 8 assistance. The earliest date of termination of FHA subsidies is November 19, 1993. Section 8 subsidies could terminate on October 26, 1992. The City of La Puente approved La Villa Puente Apartments as a senior citizen complex and will require that the apartments be maintained as senior citizen housing.
2. Fairgrove Apartments located at 15115 Fairgrove Avenue, contains 20 units, all of which receive FHA assistance. The earliest date of termination for these subsidies is December 3, 1994. To maintain these units for the needy, the City plans to provide financial assistance as defined by Section 65583(a)(8).

3. Financial Programs for Housing

The private sector cannot be relied on to develop housing for all segments of society without some commitment from local governmental agencies. The City recognized this

and will continue to utilize Community Development Block Grant (CDBG) funds to promote and provide financial assistance to the development of housing.

Furthermore, with the adoption of the La Puente Redevelopment Plan for La Puente Redevelopment Project No. 1, the required 20 percent set aside for low and moderate income housing, will provide economic incentives to build such housing. Such utilization of monies should supplement existing housing programs in the City and those available through state and federal programs.

VIII. HOUSING OBJECTIVES, POLICIES, AND ACTION PROGRAMS

The policies of the Housing Element are designed to provide effective approaches to deal with specific housing issues as identified throughout this document. In addition, the Housing Element Policy Statements are to be internally consistent with and consistent with the other Elements of the General Plan.

A. OBJECTIVE: TO PROMOTE AND ENCOURAGE HOUSING DEVELOPMENT THAT ADEQUATELY MEETS THE NEEDS OF THE COMMUNITY AND REGION.

Policy

1. Encourage the use of alternative housing construction techniques and types.

Action Programs

- a) The City's zoning laws shall be maintained to allow for the construction and placement of factory built or mobile homes on typical single-family lots.
- b) The City shall encourage the development of second units on existing single-family lots where appropriate.
- c) The development of planned development projects should be encouraged for better utilization of land at density levels compatible with surrounding zones.

2. Policy

Housing opportunities shall be developed to further jobs/housing balances and concerns:

Action Programs

- a) The adoption of La Puente Redevelopment Project No. 1 will provide job opportunities within the City.
- b) Housing development will be provided to encourage the relocation to the City in conjunction with commercial and industrial development.
- c) Thru the implementation of the La Puente General Plan, Specific Plans downtown and throughout the City, additional job and housing opportunities in close proximity to each other will become more available.

3. Policy

Incentives shall be established to promote housing for those requiring special needs.

Action Programs

- a) Maintain an adequate housing stock to ensure a healthy vacancy rate. Such a vacancy rate should be approximately four percent (4%) as set forth by the State of California Statewide Housing Plan.
- b) Senior citizen housing shall be provided financial assistance when appropriate, either for construction and/or rental subsidies.
- c) Financial assistance programs for the handicapped shall be maintained to provide for structural alterations to remove obstacles and barriers to the handicapped.
- d) The City's CDBG housing rehabilitation programs shall prioritize the need for housing assistance to all special housing needs for the female head of household, the large family and low to moderate income family.
- e) The City shall establish a program to assist the homeless. Such programs include the use of non-profit organizations and philanthropic institutions by means of physical and/or financial assistance.
- f) The City's emergency plan shall include provisions for housing in case of a catastrophic event.

4. Policy

The City shall encourage the conservation of resources when reviewing and approving development project.

Action Programs

- a) The review of residential development projects shall include the use of energy conservation fixtures and equipment.
- b) The use of energy conservation fixtures and equipment shall be promoted as part of the City's CDBG Housing Rehabilitation Program.

5. Policy

Multiple-family rental housing projects that currently receive governmental subsidies that are eligible to change to non-low income housing projects shall be preserved.

Action Programs

- a) The City shall provide financial assistance to "assisted housing developments" as defined by Section 65583(a)(8) of the Government Code to maintain such housing for the needy. Table 13 identifies existing "assisted housing developments" in the City of La Puente

- b) Allow for the flexibility of "no fee" permits for improvements associated with the maintenance and upkeep of "assisted housing developments".

B. OBJECTIVE: TO MAINTAIN EXISTING HOUSING STOCK.

Policy

- 1. Encourage an active code enforcement program.

Action Programs

- a) The City's code enforcement program shall become more aggressive to ensure an adequate existing housing stock.
- b) New residential development projects shall be reviewed for full compliance with the City's development regulations.
- c) Ensure inspectors of the City's housing laws are adequately trained to identify "non-compliance" structures.
- d) At the time a permit is issued for a remodel or addition, the housing unit shall be inspected to determine compliance with the City's housing laws.

C. OBJECTIVE: THE CITY SHALL MAXIMIZE ITS FINANCIAL RESOURCES TO REDUCE THE COST OF HOUSING.

Policy

- 1. The City's Redevelopment Agency shall support the issuance of tax-exempt housing bonds.

Action Programs

- a) Upon the availability of funding, the La Puente Redevelopment Agency shall sponsor a tax-exempt housing bond for the development of low income housing development.
- b) Priority for tax-exempt housing bonds shall be given to special needs group.

Policy

- 2. The City's CDBG Housing Program shall include all forms of assistance for the development and maintenance of the City's existing housing stock.

Action Programs

- a) The CDBG Housing Rehabilitation Program shall be expanded to include multiple-family rental projects construction and rehabilitation.
- b) The CDBG Housing Rehabilitation Program for single-family units shall allow for room additions and/or remodeling when over-crowded conditions exist.

TABLE 13
CITY OF LA PUENTE
SUBSIDIZED DWELLING UNITS
MULTIPLE UNITS

CENSUS TRACT	ZONE		DEVELOPER	LOCATION	DWELLING UNITS					REMARKS
					TOTAL NO.	1 BR	2 BR	3 BR	4 BR	
* 4075	R-4	Fairgrove Apt.	Zuniga	15121 Fairgrove	22	-	14	8	-	Sec. 236 Interest Sub.
* 4077	R-4	La Villa Puente	Weger	17351 Main St.	121	16	60	37	8	Sec. 236 Interest Sub.
4076	R-4	Amar Plaza	Mead	15624 Amar Rd.	96	-	38	58	-	Sec. 235 Interest Sub.
407L02	R-4	La Puente Park	Hirsch	14700 Prichard	132	8	88	36	-	Sec. 221 (d) (3)
4077	R-4	La Puente Garden	Urbatec	17341 Hurley	101	100	1	-	-	Sec. 23 Senior Citizen Converted to Sec. 8
4075	R-3	Walnut Gardens	Amer. Develop.	Francisquito/Calif.	128	72	48	8	-	Sec 221 (d) (4)
4076	PUD	Nantes Manor	Robert L.Stern	Nantes/Giordano	40	-	-	19	21	Section 8
TOTAL UNITS					600	196	249	166	29	

* Risk conversion within the next 10 years.

IX. GENERAL PLAN CONSISTENCY AND INTERNAL CONSISTENCY

The Government code requires that when any one element of the General Plan is revised, and especially when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained. This section examines the relationship of the Housing Element to the other elements of La Puente's General Plan.

Land Use Element

The Housing Element is most affected by development or redevelopment policies contained in the Land Use element, which establishes the location, type, intensity and distribution of land uses throughout the City of La Puente.

Development Policies Program of the Land Use Element are:

1. Goal: To retain the low-density residential character and strive to maintain quality residential neighborhoods.

Objectives;

- A. Protect existing neighborhoods from adverse land uses.
- B. Retain the stability of established single-family neighborhoods through standards that regulate higher density infill development.
- C. Conserve structurally sound single-family housing to accommodate the needs of larger families.
- D. Permit only residential densities that would not generate traffic volumes beyond the desirable carrying capacity of local streets.

Policies;

- A. Zoning standards modifications shall be considered where it would help maintain sound residential neighborhoods.
- B. Maintenance of residential neighborhoods shall be encouraged.
- C. Promote rehabilitation programs oriented toward the preservation and improvement of older single-family dwellings.

Action Programs;

- A. Adopt the land use categories as identified in the Land Use Plan and Land Use Description section of this Element.
- B. Amend the City's zoning ordinances to implement adopted land use categories.
- C. Amend the City's code enforcement program to be more efficient and productive.
- D. Continue to utilize Community Development Block Grant (CDBG) funds to provide housing rehabilitation grants for low and moderate income residents.
- E. Continue to seek grant funding to aid the development of affordable housing units.
- F. Review and amend the subdivision ordinance of the City to encourage better utilization of the land.

The following policies contained in the updated Housing Element are consistent with the existing Land Use Element, adopted in March 1988.

- Providing a wide range and variety of housing.
- Maximizing development alternatives and life style choices.
- Maintaining and conserving all existing sound dwelling units.

This type of positive reinforcement is necessary for a successful Housing Element.

Pursuant to State General Plan Law, the City's General Plan must contain quantifiable standards of building intensity for each land use category. If this building intensity is consistent with the Housing Element needs, there will be no conflict. Through the implementation of the land use categories, both the City's developable potential and housing needs will be achieved.

Community Design Element

All development projects initiated by the Housing Element are to be consistent with the Community Design Element of the La Puente general Plan. This Element has architectural guidelines and landscaping policies designed to promote a cohesive theme for City facilities and to link land use areas. These are to be accomplished in part through programs to place utilities underground, control signage and landscape traffic corridors. In addition, all new housing will adhere to the City's development standards. These policies and programs intend to assist neighborhoods in establishing their own identities and to shape the character of new development and redevelopment. This should have a positive effect on the quality of the housing within the City.

Conservation Element

The two major issues discussed in the Conservation Element are flood control drainage and hillside preservation. The Housing Element policies are designed to enhance and support the Conservation Element of the City's General Plan.

Circulation Element

The location of various land uses reflect the highway designations of the Circulation Element. Higher intensity uses are adjacent to major arterials while lower intensity uses are designated for neighborhoods with small collector streets.

Safety Element

The Housing Element update recognizes constraints identified in the Safety Element. Housing revisions will not expose people to natural hazards or increase the exposure of residential neighborhoods to undesirable noise levels.

Open Space Element

Recreational facilities identified in the Open Space Element will not be altered by Housing Element revisions. Open space provisions required by the City's development standards will create private open space within new multi-family developments.

Public Services and Facilities Element

Housing Element revisions provide for a level of development consistent with existing infrastructure capabilities.

Noise Element

The Noise Element identifies noise corridors that would or may cause an impact if building codes are not adhered to. The review of development projects within close proximity to such corridors will be reviewed as set forth in the City Noise Element and associated development and building codes.

X. FIGURES

XI. EXHIBITS

ORDINANCE NO. 546

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF LA PUENTE AMENDING TITLE
10 OF THE LA PUENTE MUNICIPAL CODE
ESTABLISHING THE INSTALLATION OF AN
ACCESSORY DWELLING UNIT IN THE
ONE-FAMILY RESIDENTIAL ZONE

THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES ORDAIN AS FOLLOWS:

SECTION 1: Section 10.08.225 of Chapter 10.08 of Title 10 of the La Puente Municipal Code is hereby added to read as follows:

10.08.225 Accessory Dwelling Unit. "Accessory Dwelling Unit" means either a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary unit is situated. Said unit shall not be subdivided for separate ownership.

SECTION 2: Subsection 10.16.010(1) of Chapter 10.16 of Title 10 of the La Puente Municipal Code is hereby deleted.

SECTION 3: Section 10.16.010 of Chapter 10.16 of Title 10 of the La Puente Municipal Code is hereby amended by adding subsection 10.16.010(1) to read as follows:

10.16.010(1) Accessory dwelling unit when processed in accordance with Chapter 10.60 of this title.

SECTION 4: Section 10.60.020 of Chapter 10.60 of Title 10 of the La Puente Municipal Code is hereby amended by adding subsection 10.60.020(28) to read as follows:

10.60.020(28) Accessory dwelling unit subject to the following limitations:

- (A) There shall be no more than one (1) accessory dwelling unit allowed per lot.
- (B) The gross floor area for the accessory dwelling unit shall not exceed 35 percent of the existing primary residence.
- (C) The accessory dwelling unit shall comply with the minimum property development standards of Chapter 10.16. of this Title.
- (D) Separate utility hook-ups are prohibited.
- (E) One (1) off-street parking space in a garage or carport shall be provided for an accessory dwelling unit, in addition to parking required for the existing primary residence. If there is more than one (1) bedroom in the accessory dwelling unit, parking will be required as per Chapter 10.65 of this code.
- (F) The accessory dwelling unit shall be constructed in such a manner as to be compatible with the existing primary residence in terms of form, material and architectural design.

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not effect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, subdivision, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses or phrases be declared unconstitutional.

SECTION 6: The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published as required by law.

PASSED, APPROVED AND ADOPTED this 10th day of December, 1965.

AYES: COUNCILMEMBERS: Singer, Guzman, Ragland, Palacio
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Storing

/s/ Louis Guzman
Mayor of the City of La Puente

ATTEST:

/s/ Frank Ruiz
City Clerk of the City of La Puente

ORDINANCE NO. 593

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LA PUENTE AMENDING TITLE 10 OF THE
LA PUENTE MUNICIPAL CODE PROVIDING
REGULATION FOR DEVELOPMENT OF SENIOR
CITIZEN COMPLEXES: (ZCA-55)

The City Council of the City of La Puente does ordain as follows:

SECTION 1: Chapter 10.58 of Title 10 of the La Puente Municipal Code is hereby added to read as follows:

CHAPTER 10.58
SENIOR CITIZEN HOUSING

Sections

- 10.58.010 Establishment of Need
- 10.58.020 Specific Plan Required
- 10.58.030 Definitions
- 10.58.040 Compliance Required
- 10.58.050 Recordation of Covenant
- 10.58.060 Location
- 10.58.070 Development Standards - Senior Citizen Housing Project
- 10.58.080 Denial of Specific Plan

10.58.010 Establishment of need. The applicant for a Specific Plan under this Chapter shall present to the City Council competent evidence and the City Council shall, before granting a Specific Plan under this Chapter, find upon the evidence presented, that there is a need for additional housing for the elderly within the community, and that the housing for which a Specific Plan is requested under this Chapter, will meet at least in part such need for housing for the elderly.

10.58.020 Specific Plan Required. Senior citizen housing shall be permitted only in the P.U.D., Residential, C-1 and C-2 zoning districts which hereby designate such housing as a permitted use. A specific plan pursuant to the California Government Code Section 65450 et al shall be prepared and shall address all issues set forth in this chapter.

10.58.030 Definitions

- A. Senior citizen: 62 years of age or older residing in a senior citizen housing development.
- B. Senior citizen housing; congregate care: A senior citizen housing development having a common dining facility and limited kitchen facilities in the individual living units.
- C. Senior citizen housing; individual living: A senior citizen housing development comprised of independent self-contained dwelling units having one or more rooms with private bath and kitchen facilities.

10.58.040 Compliance required. No one other than a senior person shall be the principle occupant or leasee of a unit constructed in accordance with this Chapter. No person shall permit any person to violate this Section. No person shall rent any housing for which a specific plan is required by this Chapter to any person who may not lawfully occupy the same in accordance with the provisions of this Chapter.

10.58.050 Recordation of covenant. Before any specific Plan granted pursuant to this Chapter shall become effective, the owner of the property shall execute and record a covenant, approved as to form by the City Attorney and by its terms binding upon the heirs, successors and assigns of the owner, requiring that all housing on the property be occupied solely by senior persons in accordance with the terms of this Chapter.

10.58.060 Location. Senior citizen housing development shall be located within reasonable proximity to the following services: Food store, drugstore, transit stop, beauty parlor, and barber shop, bank, restaurant, and post office. In lieu thereof, the project shall provide a van or mini bus on a daily basis and free of charge to all project residents.

10.58.070 Development Standards - Senior citizen housing project.

The senior citizens' housing project development standards are intended to provide a greater flexibility in design of Senior Citizen Projects to promote a more desirable living environment and to encourage, due to the unique needs of senior citizens, a more creative approach in land development, a more efficient use of the land which is significantly unique in its physical characteristics or other circumstances to warrant special methods of development, and to provide for the unique amenities and needs of the senior citizen resident. It is intended that this zone should permit flexibility in site design and a variety in development and further encourage efficient utilization of property and to reduce costs to the senior citizen resident.

When a specific plan for senior citizen projects has been so created, it shall be designated upon the zoning map of the city as a Senior Citizen Housing Specific Plan by adding the parenthetically enclosed letters "SCHSP".

10.58.080 Denial of Specific Plan. No specific plan for housing for the elderly shall be granted with respect to any property adjacent to property which is zoned for or actually used for any purpose incompatible with a housing development for the elderly. Factors constituting incompatibility shall include the existence or probable occurrence of noise, dust, vibration, excessive traffic, large gatherings of people or other conditions that will interfere with the peaceful and quiet enjoyment of such housing for the elderly. In addition, no specific plan shall be approved that would create an adverse living environment to the residents due to limited open space, undesirable location, lack of amenities and/or insufficient facilities to promote a positive living environment.

SECTION 2: Severability: If any section, subsection, subdivision, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not effect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, subdivision, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published as required by law.

PASSED, APPROVED AND ADOPTED this 13th day of September, 1988.

AYES:	COUNCILMEMBERS:	Alderete, Ragland, Guzman, Palacio, Storing
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None

/s/ Louis F. Guzman

Mayor of the City of La Puente

ATTEST:

/s/ Frank Ruiz

City Clerk of the City of La Puente

CITY OF LA PUENTE
ENVIRONMENTAL IMPACT ASSESSMENT
INITIAL STUDY

(To be completed by Lead Agency)

I. FILE NUMBER: EIA-525

II. BACKGROUND

1. Name of Proponent: CITY OF LA PUENTE
2. Address and Phone Number of Proponent: _____
15900 East Main Street
La Puente, CA 91744
(818) 330-4511
3. Date of checklist submitted: N/A
4. Agency requiring checklist: N/A
5. Description and address of project: A revision/amendment to the City's
Housing Element setting goals and programs for housing
production throughout the City.

III. ENVIRONMENTAL IMPACTS:

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | YES | MAYBE | NO |
|---|-------|----------|----------|
| 1. <u>Earth.</u> Will the proposal result in: | | | |
| a. Change in topography or ground surface relief features? | _____ | _____ | <u>X</u> |
| b. The destruction, covering or modification of any unique geologic or physical features? | _____ | _____ | <u>X</u> |
| c. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | _____ | <u>X</u> | _____ |
| 2. <u>Air.</u> Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | _____ | <u>X</u> | _____ |
| b. The creation of objectionable odors? | _____ | <u>X</u> | _____ |
| 3. <u>Water.</u> Will the Proposal result in: | | | |
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? | _____ | <u>X</u> | _____ |
| b. Exposure of people or property to water related hazards such as flooding? | _____ | _____ | <u>X</u> |
| 4. <u>Plant Life.</u> Will the proposal result in a reduction of the numbers of any unique, rare or endangered species of plants? | _____ | _____ | <u>X</u> |
| 5. <u>Animal Life.</u> Will the proposal result in a reduction of the number of any unique, rare or endangered species of animals? | _____ | _____ | <u>X</u> |

- | | | | | |
|-----|---|-------------|-------------|-------------|
| 6. | <u>Noise.</u> Will the proposal result in: | | | |
| a. | Increases in existing noise levels? | _____ | _____X_____ | _____ |
| b. | Exposure of people to severe noise levels? | _____ | _____ | _____X_____ |
| 7. | <u>Light and Glare.</u> Will the proposal produce new light or glare? | _____ | _____X_____ | _____ |
| 8. | <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area? | _____ | _____ | _____X_____ |
| 9. | <u>Natural Resources.</u> Will the proposal result in an increase in the rate of use of any natural resources? | _____ | _____ | _____X_____ |
| 10. | <u>Risk of Upset.</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | _____ | _____ | _____X_____ |
| 11. | <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | _____X_____ | _____ | _____ |
| 12. | <u>Housing.</u> Will the proposal effect existing housing, or create a demand for additional housing? | _____X_____ | _____ | _____ |
| 13. | <u>Transportation/Circulation.</u> Will the proposal result in: | | | |
| a. | Generation of substantial additional vehicular movement? | _____ | _____X_____ | _____ |
| b. | Effects on existing parking facilities, or demand for new parking? | _____X_____ | _____ | _____ |
| c. | Substantial impact upon existing transportation systems? | _____ | _____ | _____X_____ |
| d. | Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | _____ | _____ | _____X_____ |
| 14. | <u>Public Services.</u> Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas: | | | |
| a. | Fire protection? | _____ | _____X_____ | _____ |
| b. | Police protection? | _____ | _____X_____ | _____ |
| c. | Schools? | _____X_____ | _____ | _____ |
| d. | Parks or other recreational facilities? | _____ | _____ | _____X_____ |
| e. | Maintenance of public facilities, including roads? | _____ | _____ | _____X_____ |
| f. | Other governmental services? | _____ | _____X_____ | _____ |

	YES	MAYBE	NO
15. <u>Energy</u> . Will the proposal result in the use of substantial amounts of fuel or energy?	_____	_____	_____X_____
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	_____X_____
b. Communications systems?	_____	_____	_____X_____
c. Water?	_____	_____	_____X_____
d. Sewer or septic tanks?	_____	_____	_____X_____
e. Storm water drainage?	_____	_____X_____	_____
f. Solid waste and disposal?	_____	_____X_____	_____
17. <u>Human Health</u> . Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____X_____
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____X_____	_____
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____X_____
20. <u>Archaeological/Historical</u> . Will the proposal result in an alteration of a significant archaeological or historically site, structure, object or building?	_____	_____	_____X_____
21. <u>Mandatory Findings of Significance</u> :			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____X_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	_____X_____

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

X

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION:

(SEE COMMENTS ATTACHED)

V. DETERMINATION


On the basis of this initial evaluation:

X I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

___ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date March 26, 1991


Director of Planning
City of La Puente
15900 E. Main Street
La Puente, CA 91744
(818) 330-4511

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. Earth

- a. Will the proposal result in a change in topography or ground cover relief features?

No. Development has to a large extent already been developed in an urbanized manner and are generally suitable for additional development without significant changes in site topography or ground cover relief features.

- b. Will the proposal result in the destruction, covering or modification of any unique geologic or physical features?

No. Based upon information contained in the Land Use Element of the General Plan EIR and subsequent physical inspection of the City no unique geological or physical features are known to occur.

- c. Will the proposal result in the exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Maybe. Southern California has a history of irregular seismic activity and, therefore, development in the area may result in the exposure of people or property to this geologic hazard. The preparation of a geotechnical report for specific development proposals adherence to the recommendations contained therein, and compliance with applicable provisions of the Uniform Building Code should mitigate potential seismic hazards to an acceptable level. No other geotechnical hazards are known to exist. Based on the foregoing, no significant impact is expected in this regard.

2. Air

- a. Will the proposal result in the substantial air emissions or deterioration of ambient air quality?

Maybe. Construction activities which may occur as a result of the proposed Element will result in short-term emissions consisting of suspended particulates (i.e., dust) from earth movement, construction activities and exhaust emissions from the heavy-duty, diesel-powered construction equipment utilized to conduct that activity. Long-term emissions associated with motor vehicle use once a development activity has occurred can also be expected.

- b. Will the proposal result in the creation of objectionable odors?

Maybe. Odors, which may result from the project, if any, will likely be limited to those typically associated with project construction (e.g. fumes from diesel-powered construction and vehicles). This potential impact can generally be expected to be short-term, and is, therefore, not considered to be significant.

3. Water

- a. Will the proposal result in the change in absorption rates, drainage patterns, or the rate and amount of surface runoff?

Maybe. Specific site developments may increase site runoff through the introduction of additional impervious surfaces.

However, future site specific development proposals shall be required to submit site-specific drainage plans which will quantify existing and projected peak runoff volumes and identify on-site drainage improvements. As a result, no significant adverse impacts are expected in this regard.

- b. Will the proposal result in the exposure of people or property to water hazards such as flooding?

No. Flood Control facilities in the City are generally adequate as per information obtained from the Los Angeles County Flood Control District. However, localized areas of flooding (Particularly along Stimson) have periodically been reported. However, the hazard is not considered significant and may be remediated entirely as a result of Housing Element implementation.

4. Plant Life

Will the proposal result in a reduction of the numbers of any unique, rare or endangered species of plants?

No. No unique, rare or endangered plant species inhabit the City's proposed boundaries.

5. Animal Life

Will the proposal result in a reduction of the numbers of any unique, rare or endangered species of animals?

No. No unique, rare or endangered species of animals are known to occur in the City.

6. Noise

- a. Will the proposal result in increases in existing noise levels?

Maybe. The proposed project will generate short-term noise primarily due to construction activities. Long-term noise levels due to vehicular traffic may also be expected to increase.

- b. Will the proposal result in an exposure of people to severe noise levels?

No. High noise levels may be generated during the construction phase of the proposed project. However construction activities will likely take place during daytime hours and be of limited duration

thereby reducing the potential for exposure to such noise impacts to acceptable levels.

7. Light and Glare

Will the proposal produce new light or glare?

Maybe. Intensification of uses may increase sources of light and glare.

8. Land Use

Will the proposal result in a substantial alteration of the present or planned land use of an area?

No. Future development activities will occur in a manner consistent with current general plan designations. The land use character of the City has already been established. No substantial alteration of this character is expected.

9. Natural Resources

Will the proposal result in an increase in the rate of use of any natural resources?

No. While implementation of the proposed Element will involve the use of fossil fuel as well as water, sand and gravel, wood and other natural resources, the extent to which this will occur is considered insignificant and for the most part non-recurring.

10. Risk of Upset

Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

No. No hazardous or explosive materials are anticipated to be involved with the proposed project.

11. Population

Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

Yes. Approximately 725 new housing units may be constructed as a result of the implementation of the Housing Element. The City's average household size of 3.8 people would yield approximately 2,675 people. The increase of population is an increase of approximately seven percent (7%) which should not significantly alter the City's population growth.

12. Housing

Will the proposal affect existing housing, or create a demand for additional housing?

Yes. See Response 11.

13. Transportation/Circulation

- a. Will the proposal result in generation of substantial additional vehicular movements?

Maybe. The implementation of the proposed Housing Element may result in the generation of substantial additional vehicular movement.

- b. Will the proposal result in effects on existing parking facilities, or demands for new parking?

Yes. Development of new housing units will create an increase in the demand for parking facilities.

- c. Will the proposal result in a substantial impact upon existing transportation systems?

No. While land use intensification may occur as a result of the project, existing circulation patterns have already been well established.

- d. Will the proposal result in an increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

No. Short-term inconveniences may occur in or near construction zones which will disappear once construction is completed. Implementation of appropriate signage and other safety measures in these construction zones should preclude the occurrence of a significant impact in this regard.

14. Public Services

Will the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a. Fire protection?

Maybe. Intensification of housing development will increase the need for the fire protection services, but not to significant levels.

- b. Police protection?

Maybe. Intensification of housing development may increase the need for police protection services, but not to significant levels.

c. Schools?

Yes. The implementation of the proposed Housing Element may cause an increase in population to the City and, therefore, expected to cause an increase in school enrollment. The various school districts will continue to provide educational facilities to accommodate new students.

d. Parks or recreational facilities?

No. The proposed Element is not expected to create demand for parks or recreational facilities within the City.

e. Maintenance of public facilities, including roads?

No. Although the proposed project will incrementally impact existing public facilities by increasing the demands for and use of those facilities, the development of housing units is such that the extent of this potential impact is not considered significant.

f. Other governmental services?

Maybe. Intensification of development may increase the need for other governmental services. However, the extent to which this may occur is not considered significant due to the relative protraction of full Housing Element implementation.

15. Energy

Will the proposal result in the use of substantial amounts of fuel or energy?

No. The intensification of development within the City may result in the use of energy to accommodate the additional uses. However, the amounts are not considered to be substantial and does not, therefore, constitute a significant effect.

16. Utilities

Will the proposal result in a need for new systems or substantial alterations to the following utilities:

a. Power or natural gas?

No. The proposed project is located in the service area of the Southern California Edison Company.

Natural gas service is provided by the Southern California Gas Company. Information obtained from these utilities indicates that the project is within projected demand parameters.

b. Communication systems?

No. No potential impacts upon communication systems have been identified based on discussions with General Telephone, the primary purveyor in the City.

c. Water?

No. Water purveyors have indicated that adequate water is available. Fire flows may be increased as a result of the additional dwelling units.

d. Septic tank or sewer?

No. Intensification of development in the City will result in the generation of additional sewage. However, no alterations to the existing sewer system to accommodate these increases are expected.

e. Storm water drainage?

Maybe. See Response 3(a).

f. Solid waste disposal?

Maybe. Intensification of development will increase solid waste generation volumes. However, the increase is not expected to adversely impact the capacity of the existing landfills being used for solid waste disposal. However, long-term solid waste disposal requirements of additional new development may contribute to cumulative areawide potential shortfalls in landfill capacities and availability.

17. Human Health -

a. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?

No. No potential health hazards are expected to result from Housing Element implementation.

18. Aesthetics

Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

Maybe. The completion of the proposed project will represent a long-term change to the aesthetic character of residential areas. The purpose of the proposed project is to develop the underutilized areas of the City. This is intended to produce a more aesthetically pleasing environment in the City. However, in the event new structures may block scenic views of the San Gabriel Mountains from nearby residences due to their height, an aesthetic impact could occur in this regard.

19 Recreation

Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

No. See Response 14(d) above.

20. Archaeological/Historical

Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

No. No prehistoric archaeological sites are expected to exist in the proposed project areas. The proposed project areas are currently developed in an urbanized manner; therefore, no prehistoric sites would be expected to occur there.

21. Mandatory Findings of Significance

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No. See Responses 4 and 5.

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

No. All housing development activities will occur in accordance with the City's adopted General Plan.

- c. Does the project have impacts which are individually limited, but cumulatively considerable?

Maybe. Project implementation may result in environmental impacts which are individually limited but collectively may be significant.

- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No. No substantial adverse direct or indirect adverse effects on human beings are expected based on this initial study.

